



## **UPLAND PLANNING COMMISSION AGENDA**

**January 23, 2019 at 6:30 PM  
Council Chambers**

**GARY SCHWARY, CHAIR  
BILL VELTO, VICE CHAIR  
CAROLYN ANDERSON, COMMISSIONER  
ROBIN ASPINALL, COMMISSIONER  
LINDEN BROUSE, COMMISSIONER  
SHELLY VERRINDER, COMMISSIONER  
YVETTE WALKER, COMMISSIONER**

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### **CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Commissioners Anderson, Aspinall, Brouse,  
Verrinder, Walker, Vice Chair Velto, Chair Schwary

#### **APPROVAL OF MINUTES**

December 12, 2018

#### **COUNCIL ACTIONS**

January 7, 2019, January 14, 2019 and January  
16, 2019

#### **FUTURE AGENDA ITEMS**

#### **ORAL COMMUNICATIONS**

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from taking action on items not listed on the agenda.

#### **PUBLIC HEARINGS**

- 1. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 18-05, SITE PLAN REVIEW NO. 18-11, DESIGN REVIEW NO. 18-15 AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-0071.**

The proposed project is requesting to demolish two (2) existing buildings and replace them with a new 10,000 square foot building, which will house four new quick service

restaurants, one of which will have a drive-thru window, an additional retail space, and associated modifications to the existing parking lot, landscaping and frontage road for property located in the Upland Town Square.

Project location: 913 W. Foothill Boulevard, Upland, CA 91786, APN: 1045-602-30.

STAFF:	Mike Poland, Contract Senior Planner
APPLICANT:	Jonathan Weber Architecture Design Collaborative 23231 South Pointe Drive Laguna Hills, CA 92653
RECOMMENDATION:	That the Planning Commission: <ol style="list-style-type: none"> <li>1. Receive staff's presentation;</li> <li>2. Hold a public hearing and receive testimony from the public;</li> <li>3. Find that the project is Categorically Exempt from environmental proceedings pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures, Class 3 (c), of the California Environmental Quality Act; and</li> <li>4. Move to adopt a Resolution approving Conditional Use Permit No. 18-05, Site Plan Review No. 18-11, and Design Review No. 18-15, subject to conditions of approval as set forth in the Draft Resolution dated January 23, 2019.</li> </ol>
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending February 4, 2019

**2. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. CUP 17-05, SITE PLAN REVIEW NO. SP 17-16, AND DESIGN REVIEW NO. DR 17-22.**

The proposed project is requesting approval to allow the installation of a 55 foot tall telecommunication tower (Mono-eucalyptus) and equipment building attached to the existing restroom within the Park/Open Space (P-OS) General Plan Designation and Open Space (OS) zone located at McCarthy Park.

Project location: 2040 N. San Antonio Avenue, APN: 1043-541-27.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Melissa Francisco of J5 Infrastructure Partners on behalf of AT&T 2030 Main Street, Suite 200 Irvine, CA 92614

RECOMMENDATION:	<p>That the Planning Commission:</p> <ol style="list-style-type: none"> <li>1. Receive staff's presentation;</li> <li>2. Hold a public hearing and receive testimony from the public;</li> <li>3. Find that the project is Categorically Exempt from environmental proceedings pursuant to Section 15303, Class 3 Construction or Conversion of Small Structures, of the California Environmental Quality Act; and</li> <li>4. Move to adopt a Resolution approving Conditional Use Permit No. CUP 17-05, Site Plan Review No. SP 17-16 and Design Review No. DR 17-22, subject to conditions of approval as set forth in the draft resolution dated January 23, 2019.</li> </ol>
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending February 4, 2019

### 3. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. CUP 18-09.

The proposed project is requesting approval to allow the establishment of a bakery and café restaurant within an existing 2,200 square foot lease space within the Upland Hills Specific Plan (SP) General Plan Designation and Upland Hills Specific Plan – Commercial zone.

Project location: 1071 E. 16th Street, Unit C., APN: 1044-491-12.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Shops on 16th LLC c/o Jennifer Moore 215 N. 2nd Avenue Upland, CA 91786
RECOMMENDATION:	<p>That the Planning Commission:</p> <ol style="list-style-type: none"> <li>1. Receive staff's presentation;</li> <li>2. Hold a public hearing and receive testimony from the public;</li> <li>3. Find that the project is Categorically Exempt from further environmental proceedings pursuant to Article 19, Section 15301, Existing Facilities, Class 1 (a), of the California Environmental Quality Act; and</li> <li>4. Move to adopt a Resolution approving Conditional Use Permit 18-09, subject to conditions of approval as set forth in the Draft Resolution dated January 23, 2019.</li> </ol>
COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	10 days, ending February 4, 2019

**BUSINESS ITEMS - None.**

## **ADJOURNMENT**

Adjourn to the next regularly scheduled Planning Commission meeting on February 27, 2019.

**NOTICE TO PUBLIC:** All maps, environmental information, and other data pertinent to this item are filed in the City of Upland Development Services Department and will be available for public inspection prior to the meeting at 460 North Euclid Avenue during normal business hours.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 931-4130. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

**POSTING STATEMENT:** On January 17, 2019, at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted on the bulletin boards at 460 N. Euclid Avenue (Upland City Hall), 450 N. Euclid Avenue (Upland Public Library), and 475 N. 2<sup>nd</sup> Avenue (San Bernardino County Fire Department) per Government Code Section 54954.2.